

2602/3 Grazier Lane, Belconnen, ACT 2617



Unit For Sale

Thursday, 11 April 2024

2602/3 Grazier Lane, Belconnen, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 114 m2

Type: Unit



Obi Shadmaan
0423980763

Offers Over \$899,000

Introducing 2602/3 Grazier Lane, Belconnen – a prestigious sub-penthouse offering unparalleled luxury and breathtaking panoramic views. This modern masterpiece boasts 3 bedrooms, 2 bathrooms, and a lock-up double car space with internal access, set within one of Belconnen's finest developments. Step into sophistication with high-quality fixtures and fittings accentuating every corner of this residence. The highlight? An expansive north-facing balcony showcasing unparalleled 180-degree vistas across Lake Ginninderra – an incomparable backdrop for daily living and entertaining. Convenience meets elegance as all bedrooms feature built-in robes, with the master bedroom boasting its own ensuite. Revel in the prime location, mere steps from Belconnen Town Centre's amenities, including shops, eateries, cafes, and seamless access to public transport. Elevate your lifestyle with this rare opportunity to own a piece of modern luxury in the heart of Belconnen.

The perks:

- North-facing level 26 sub-penthouse
- Panoramic views
- Kitchen equipped with SMEG appliances
- 2 carspaces plus storage cage
- 3 large bedrooms, all with built-in wardrobes
- Large open plan living area flowing out to balcony with lake views
- Private Balcony
- Cinema
- Resort style amenities
- Outdoor pool
- Spa and sauna, yoga/meditation area, gym and kids space
- Chefs Kitchen
- Rooftop Skypark - outdoor BBQ's and lounges

The Numbers:

- Living size: 96m²
- Balcony: 18m²
- Strata: \$1,736 per quarter
- Rental estimate: \$770 - \$800 per week
- EER: 6.0
- Year built: 2020

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.